



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Off : 5-4-187/3&4, IInd Floor,
M.G. Road, Secunderabad - 500 003.
Phone : 040-66335551
Fax : 040-27544058
email : info@modiproperties.com
Visit us at : www.modiproperties.com

To,
Mr. Dattatreya Rao,
Flat No. 16, 2nd Floor,
Kubera Towers,
Narayanaguda - 29.

Date: 06.01.2012

Dear Mr. Dattatreya Rao,

Sub: Consultancy charges.
Ref: Our letter dated 15.09.2008.

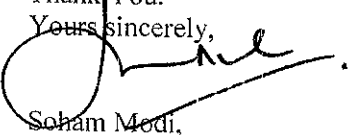
We had earlier finalized consultancy fee charges for the following on-going/proposed projects. This letter is to confirm our understanding and given details of payments made / balance payments.

1. **Vista Homes, Sy. Nos. 193, 194 & 195 situated at Kapra, Keesara Mandal, Hyderabad:**
Consultancy fee/charges for architectural and structural designs were fixed at @ Rs. 8/- per sft on a proposed super built-up area of about 6.5 lac sft.+ basement charges of Rs. 2.66/- per sft on the proposed basement area of about 2.5 lakh sft = Rs. 57.72 Lakhs (Rs. 52 lakhs + 5.72 lakhs). We have agreed to review these charges after obtaining the sanction from GHMC. Of the above fixed total fee/charges Rs. 5.63 lacs has been paid to you.
2. **Villas at Silver Creek, Nagaram:**
Consultancy charges are now fixed at Rs. 3 lacs. The amount shall be paid in installments (Rs. 60,000/- advance and 8 quarterly installments of Rs. 30,000/- payable from January 2012).

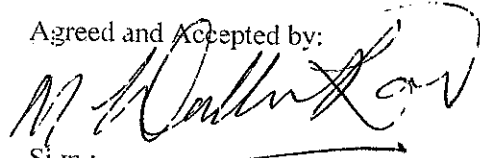
Applicable TDS shall be deducted and service tax shall be paid extra. I hope you find the above in order.

Please sign a copy of this letter as confirmation of the above.

Thank You.
Yours sincerely,


Soham Modi,
Managing Director.

Agreed and Accepted by:


Sign : _____
(Mr. Dattatreya Rao)

VISTA HOMES**Details of Payments of Kulkarni Consultancy Charges****Dattataraya Rao**

S.no	Date	Cheque No	Amount	Tds	Total amount paid
1	19.11.07	891483	50394	5786	56180
2	20.10.08	891306	50394	5786	56180
3	21.08.09	891402	98939	11361	110300
4	27.03.10	891405	99270	11030	110300
5	03.04.10	891406	24848	2757	27605
6	10.04.10	891407	24848	2757	27605
7	12.02.11	Adjusted to MPIPL	88900	8900	97800
8	17.09.11	406957	49635	5515	55150
9	29.09.11	225676	49635	5515	55150
10	10.10.11	225678	49635	5515	55150
		Total	586498	64922	651420

✓
APPROVED BY
20 APR 2012
SCHAM MODI
MANAGING DIRECTOR

File VISTA

GULMOHAR GARDENS - II													
Typical Slab - 8 Flats Centerline Area FOR FLATS 10 TO 17													
Date: 12.12.11													
Prepared By: Rajesh													
SBUA per floor 49,375													
Center Area - sft / cft													
S No.	Description	Quantity	Rate	Total C	Ratio Wrt SUBA	Rate per floor area	Rate per block area	Slab Wise Total	Rate per floor area	Rate per block area	Rate per	Rate per	Rate per
1	Col 1(G) Cellar	3,325	17.00	56,525	33.67	5.72	1.14	-	-	-	-	-	-
2	Slab 1(G) Cellar	17,050	15.00	255,750	172.66	25.90	5.18	312,275	31.62	6.32	-	-	6.32
3	Col 1(G)	2,325	18.36	42,687	23.54	4.32	0.86	-	-	-	-	-	-
4	Slab 1(G)	15,855	16.28	258,119	160.56	26.14	5.23	300,806	30.46	6.09	-	-	6.09
5	Col 2(G)	2,325	19.72	45,849	23.54	4.64	0.93	-	-	-	-	-	-
6	Slab 2(G)	15,855	17.66	279,999	160.56	28.35	5.67	325,848	33.00	6.60	-	-	6.60
7	Col 3(G)	2,325	21.08	49,011	23.54	4.96	0.99	-	-	-	-	-	-
8	Slab 3(G)	15,855	18.84	298,708	160.56	30.25	6.05	347,719	35.21	7.04	-	-	7.04
9	Col 4(G)	2,325	22.44	52,173	23.54	5.28	1.06	-	-	-	-	-	-
10	Slab 4(G)	15,855	20.12	319,003	160.56	32.30	6.46	371,176	37.59	7.52	-	-	7.52
11	Col 5(G)	2,325	23.80	55,335	23.54	5.60	1.12	-	-	-	-	-	-
12	Slab 5(G)	15,855	21.40	339,297	160.56	34.36	6.87	394,632	39.96	7.99	-	-	7.99
13	Col 6(G)	2,325	25.16	58,497	23.54	5.92	1.18	-	-	-	-	-	-
14	Slab 6(G)	15,855	22.68	359,591	160.56	36.41	7.28	418,088	42.34	8.47	-	-	8.47
Total		129,455		2,470,545		250.18	50.04	2,470,545		50.04			50.04

GULMOHAR GARDENS -II														
Typical Slab - 6 Flats Centerline Area														
FOR FLATS 18 TO 23														
Date:	12.12.11	Prepared By:	Rajesh	SBUA per floor	40,500	Center Area - sft / cft	Rate	Total C	Ratio Wrt SUBA	Rate per floor area	Rate per block area	Slab Wise Total	Rate per floor area	Rate per block area
S.No.	Description	Quantity	Rate	Total C	Ratio Wrt SUBA	Rate per floor area	Rate per block area	Slab Wise Total	Rate per floor area	Rate per block area	Slab Wise Total	Rate per floor area	Rate per block area	
1	Col 1(G) Cellar	3,325	17.00	56,525	41.05	6.98	1.40							
2	Slab 1(G) Cellar	13,440	16.00	215,040	165.93	26.55	5.31	271,565	33.53	6.71				
3	Col 1(G)	2,540	18.36	46,634	31.36	5.76	1.15							
4	Slab 1(G)	12,213	17.36	212,018	150.78	26.18	5.24	258,652	31.93	6.39				
5	Col 2(G)	2,540	19.72	50,089	31.36	6.18	1.24							
6	Slab 2(G)	12,213	18.72	228,627	150.78	28.23	5.65	278,716	34.41	6.88				
7	Col 3(G)	2,540	21.08	53,543	31.36	6.61	1.32							
8	Slab 3(G)	12,213	20.08	245,237	150.78	30.28	6.06	298,780	36.89	7.38				
9	Col 4(G)	2,540	22.44	56,998	31.36	7.04	1.41							
10	Slab 4(G)	12,213	21.44	261,847	150.78	32.33	6.47	318,844	39.36	7.87				
11	Col 5(G)	2,540	23.80	60,452	31.36	7.46	1.49							
12	Slab 5(G)	12,213	22.80	278,456	150.78	34.38	6.88	338,908	41.84	8.37				
13	Col 6(G)	2,540	25.16	63,906	31.36	7.89	1.58							
14	Slab 6(G)	12,213	24.16	295,066	150.78	36.43	7.29	358,972	44.32	8.86				
	Total	105,283		2,124,439		262.28	52.46	2,124,439			2,124,439		52.46	

Circular No. 207(a) – Accounts Division

Date: 28.12.2006.

Sub.: Policy on accepting booking amounts and booking forms.

Accountants shall not deposit booking amount cheques without receiving the booking form though they may accept the cheque and block the respective flat / bungalow. The flat may be blocked up till the end of the next working day.

The marketing staff may accept cheques towards booking without issuing the receipt. The receipt may be issued only at the time of signing the booking form. The marketing staff will not accept cash towards booking amount or issue a receipt before the booking form is signed.

In exceptional circumstances marketing staff may request Ramana Murthy / Sambasiva Rao to make the booking form in the office and send the original plus 1 copy to the site so that cash / cheque towards booking can be accepted.

In no circumstances the receipts shall be issued for booking amounts received without signing the booking form.

In case of outstation customers, the booking form has to be made, scanned and sent to the customer by e-mail latest by the end of the next working day from the date of receiving due credit for the booking amount. In case of outstation customers whose booking is made by a representative, booking form must be signed by the representative simultaneously with issue of receipt.

Accountants shall not accept booking forms where information like, Name, father's name, age, occupation, phone no., e-mail address if any, is not given. Under no circumstances shall an outstation booking be accepted without the correct e-mail address.

Soham Modi

I'LAUS
VIJTA
Debaraj

XI 55A
File
~~File~~

soham@modiproperties.com

From: "vistahomes" <vista@modiproperties.com>
Date: 1 January, 2006 1:20 AM
To: "soham" <soham@modiproperties.com>
Cc: "vistahomes" <vista@modiproperties.com>
Subject: Club house cellar .Reg.

Dear sir,

Toaday morning dattat rao (structural engineer) has came to site he inspected the B block deviation columns and also club house cellar sump he suggested to fill in club cellar with morrum or Good soil, but not the soil which we are excavating from the site,

Kindly suggest ,

Regards,

Madhu